084.0	0007	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	679,500 /	679,500
					USE VALUE:	679,500 /	679,500
					ASSESSED:	679,500 /	679,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		SUMMIT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BASSHAM CLAIRE R	
Owner 2:		
Owner 3:		
Street 1:	39 SUMMIT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	INZANA PETER A SR & JOCELYN/TR -
Owner 2:	INZANA FAMILY REVOCABLE TRUST -
Street 1:	39 SUMMIT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1688 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4788.000	284,100	900	394,500	679,500
Total Card	0.110	284,100	900	394,500	679,500
Total Parcel	0.110	284,100	900	394,500	679,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.55 | /Parcel: 402.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 53239
GIS Ref:
GIS Ref:
Insp Date: 10/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 084.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	284,100	900	4,788.	394,500	679,500		Year end	12/23/2021
2021	101	FV	275,000	900	4,788.	394,500	670,400		Year End Roll	12/10/2020
2020	101	FV	275,100	900	4,788.	394,500	670,500	670,500	Year End Roll	12/18/2019
2019	101	FV	232,200	900	4,788.	388,900	622,000	622,000	Year End Roll	1/3/2019
2018	101	FV	232,200	900	4,788.	298,700	531,800	531,800	Year End Roll	12/20/2017
2017	101	FV	232,200	900	4,788.	281,800	514,900	514,900	Year End Roll	1/3/2017
2016	101	FV	232,200	900	4,788.	259,300	492,400	492,400	Year End	1/4/2016
2015	101	FV	218,600	1000	4,788.	242,400	462,000	462,000	Year End Roll	12/11/2014

!6894!

PRINT

Date	Time
12/30/21	04:40:31

LAST REV

Date	Time
07/18/19	14:17:31
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6894

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
INZANA PETER A	1544-10	1	5/17/2019		780,000	No	No		
INZANA PETER A-	1505-84		3/20/2017	Convenience	1	No	No		
	787-10		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	53239
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/1/2004	1143	Manual	6,900					6 FT X 2 FT DEEP B

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
11/19/2008	Meas/Inspect	345	PATRIOT
3/24/2000	Inspected	276	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	264	PATRIOT
8/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4788		Sq. Ft.	Site		0	70.	1.18	6									394,547						394,500	

Total AC/HA:	0.10992	Total SF/SM:	4788	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	394,547	Spl Credit		Total:	394,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98696071
Adj $ / SQ:	146.564
Other Features:	102800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	349001
Depreciation:	64914
Depreciated Total:	284087

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	2	HB					

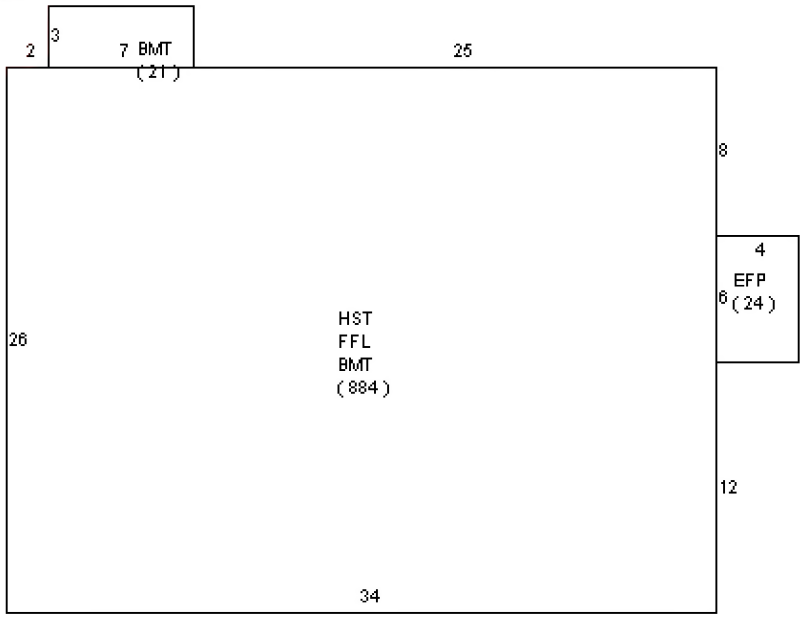
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.56
Special Features:	0	Val/Su Net:	125.99
Final Total:	284100	Val/Su SzAd	214.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	905	55.400	50,138
FFL	First Floor	884	146.560	129,562
HST	Half Story	442	146.560	64,781
EFP	Enclos Porch	24	71.650	1,720

Net Sketched Area:	2,255		Total:		246,201
Size Ad	1326	Gross Area	2697	FinArea	1688

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 084.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1985	0.00	T	27.2	101						
19	Patio	D	Y	1	300	A	AV	2003	3.50	T	12.8	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:	
				Total:	900